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**UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF TEXAS  
DALLAS DIVISION**

**In re:**

**OPUS WEST CORPORATION, *et al.*,<sup>1</sup>**

**Debtors.**

**Chapter 11**

**Case No. 09-34356-hdh-11**

**Jointly Administered**

**NOTICE OF (1) LEASES TO BE ASSUMED AND  
ASSIGNED AND (2) PROPOSED CURE AMOUNTS**

[Docket Nos. 9, 245, and 287]

**PLEASE TAKE NOTICE THAT** on July 28, 2009, the United States Bankruptcy Court for the Northern District of Texas (the “**Court**”) entered an order (the “**Procedures Order**”) on the joint motion (the “**Motion**”) filed as Docket No. 9 with the Court by the above-captioned debtors and debtors-in-possession (collectively, the “**Debtors**”) for entry of an order pursuant to Sections 105, 363(b), (f), and (m), and 365 of Title 11 of the United States Code and Rules 2002, 6004, and 6006 of the Federal Rules of Bankruptcy Procedure: (1) approving the proposed bidding procedures related to the disposition of certain assets of the Debtors; (2) approving the

<sup>1</sup> The Debtors in these cases, along with the last four digits of each Debtor’s federal tax identification number, are: Opus West Corporation (1533); Opus West Construction Corporation (5917); Opus West LP (5535); Opus West Partners, Inc. (5537); and O.W. Commercial, Inc. (9134).

form, extent, and manner of notice of the proposed cure amounts, auction, and final hearing; and (3) granting related relief. Capitalized terms used but not otherwise defined herein shall have the meaning given to them in the Procedures Order. A true and correct copy of the Procedures Order and Motion may be obtained upon request made to Debtors' counsel.

**PLEASE TAKE FURTHER NOTICE THAT** on August 27, 2009, the Debtors and their professionals conducted an Auction of certain of the Debtors' property.

**PLEASE TAKE FURTHER NOTICE THAT** pursuant to the results of the Auction, the Debtors seek to assume and assign only those certain unexpired real property leases listed on Exhibit "A" attached hereto, which exhibit is incorporated herein by reference (collectively, the "**Assigned Leases**"), to PCCP, LLC, or its designee (the "**Buyer**").

**PLEASE TAKE FURTHER NOTICE THAT** the Debtors propose to pay the proposed cure amounts set forth on Exhibit "A" from the proceeds of the sale to the Buyer.

**PLEASE TAKE FURTHER NOTICE THAT** the Debtors do not at this time seek to assume, reject, or assume and assign any other unexpired real property leases and/or executory contracts to which any of the Debtors may be a party, other than the specified Assigned Leases.

Dated: August 27, 2009

Respectfully Submitted,

/s/ Clifton R. Jessup, Jr.

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-and-

/s/ Peter Franklin

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## **CERTIFICATE OF SERVICE**

The undersigned hereby certifies that on August 27, 2009, a true and correct copy of the foregoing was served via (1) first-class U.S. mail, postage pre-paid to those on the attached service list, and (2) facsimile transmission to the parties listed below.

/s/ Mugdha S. Kelkar

Mugdha S. Kelkar

Alcatel-Lucent USA Inc.  
Attention: Lease Administration  
3400 West Plano Parkway  
Plano, TX 75075  
Fax No.: (972) 477-7537

Southwestern Carpets, Ltd.  
2525 S.H. 121, Suite A  
Lewisville, Texas 75056  
Attn: William E. McCaddon, President  
Fax No.: (972) 395-7250

Decorator's Choice  
2525 S.H. 121, Suite B  
Lewisville, Texas 75057  
Attn: Charles E. Bigelow  
Fax No.: (888) 824-4665

Mustang Electric  
2525 E. S.H. 121 Building 2, Suite 300  
Lewisville, Texas 75056  
Fax No.: (972) 221-7225

Phil Russick  
PCCP, LLC  
3600 American River Drive, Suite 225  
Fax No. (916) 484-0800

G. Larry Engel  
425 Market Street  
San Francisco, CA 94105-2482  
Fax No. (415) 268-7522

**Exhibit "A"**

**List of Assumed and Assigned Leases and Proposed Cure Amounts**

<b><u>Assumed and Assigned Lease</u></b>	<b><u>Proposed Cure Amounts</u></b>
<i>Industrial/Warehouse Lease</i> , dated April 14, 2008, as amended, by and between Opus West LP and Alcatel-Lucent USA Inc., as successor-in-interest to Alcatel USA Sourcing, Inc. (121 Lakepointe Phase I)	\$4,944,480.01
<i>Multi-Tenant Industrial/Warehouse Lease</i> , dated September 8, 2006, by and between Opus West LP and Southwestern Carpets, Ltd. (121 Lakepointe Phase II)	\$0.00
<i>Multi-Tenant Industrial/Warehouse Lease</i> , dated June 25, 2008, by and between Opus West LP and Home Décor Solutions Limited (121 Lakepointe Phase II)	\$0.00
<i>Multi-Tenant Industrial/Warehouse Lease</i> , dated October 8, 2008, by and between Opus West LP and Mustang Electric Supply, LLC (121 Lakepointe Phase II)	\$122.65

**In re Opus West Corporation, et al.**  
**Case No. 09-34356**  
**Official Service List as of August 27, 2009**

California Bank & Trust  
Real Estate Finance Group  
2929 North Central Avenue  
Suite 1200  
Phoenix, Arizona 85012

Compass Bank  
Commercial Real Estate Department  
2850 E. Camelback Road, Suite 140  
Phoenix, AZ 85016

Guaranty Bank  
Attn: Cliff Ogle  
8333 Douglas Ave.  
Dallas, TX 75225

JPMorgan Chase Bank, N.A.  
AZ1 1319 – 20th Floor  
201 North Central Avenue  
Phoenix, AZ 85004

KeyBank  
Income Property Group  
The Lakes on Post Oak  
3050 Post Oak Blvd., Suite 500  
Houston, Texas 77056

M&I Institutional Real Estate Group  
1110 N. Old World Third St.  
Milwaukee, Wisconsin 53203

MidFirst Bank  
MidFirst Plaza  
501 N.W. Grand Blvd.  
Oklahoma City, OK 73118-6054

Regions Commercial Real Estate  
Feather Sound Corporate Center  
Building 1, Suite 610  
13535 Feather Sound Drive  
Clearwater, Florida 33762

Union Bank of California  
Real Estate Special Assets  
350 California Street, 7th Floor  
San Francisco, CA 94104

Wells Fargo Bank (Wachovia)  
Attn: Thomas Kozlark  
375 Park Avenue, MC 4062  
New York, NY 10152

Bank of America  
Attn: Stephen M. Fenton  
201 East Washington, 22nd Floor  
Phoenix, AZ 85004

Bank of the West  
c/o John G. Sestak, Jr.  
Jennings, Strouss & Salmon P.L.C.  
201 E. Washington St., 11th Floor  
Phoenix, AZ 85004-2385

U.S. Bank  
Attn: Ziad Amra  
BC-MN-H22A  
800 Nicollet Mall  
Minneapolis, MN 55402

American Structural Metal  
777 Lehmann Way  
Somerset, WI 54025

Potter Concrete Co., Inc.  
4820 Gretna Street  
Dallas, TX 75207

RL Murphey Commercial Roof Systems  
P.O. Box 36  
Justin, TX 76247-0036

Green Fire Systems Texas  
1375 River Bend Drive  
Dallas, TX 75247

Trainor Glass Company  
148 Enterprise Boulevard  
Atlanta, GA 30336

Central Minn Fabricating  
2725 West Gorton Avenue  
Willmar, MN 56201

City of Sacramento  
915 L Street, 4th Floor  
Sacramento, CA 95814

Construction 70 Inc.  
P.O. Box 62345  
Phoenix, AZ 85082

HACI Mechanical Contractors Inc.  
2108 West Shangri La Road  
Phoenix, AZ 85029-4812

Ennis Steel Industries Inc.  
204 Metro Park Boulevard  
Ennis, TX 75119

Venture Mechanical Inc.  
2222 Century Circle  
Irving, TX 75062

Tas Commercial Concrete Construction  
2727 LBJ Freeway, Suite 1000  
Dallas, TX 75234

Coreslab Structures of Texas, Inc.  
15916 Anderson Mill Road  
Cedar Park, TX 78613

Top Grade Construction, Inc.  
50 Contractors Street  
Livermore, CA 94551-4863

HACI Mechanical Contractors, Inc.  
2108 West Shangri La Rd.  
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12813 Webercrest  
Houston, TX 77048

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Chandler, AZ 85225

JEN Electric  
7469 E. Monte Cristo Ave.  
Scottsdale, AZ 85260

Fox Electric Ltd.  
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Arlington, TX 76094

Keystone Concrete Placement  
16575 Village Drive  
Houston, TX 77040

Griffith Company  
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Santa Ana, CA 92704

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Conroe, TX 77301-2206

Allstate Energy Inc.  
1717 West 3rd Street  
Tempe, AZ 85281

Sinclair Concrete  
7205 Church Street  
Penryn, CA 95663

King of Texas Roofing Company, LP  
117 South Gilbert Road  
Grand Prairie, TX 75050

Brian Cox Mechanical, Inc.  
12155 Kirkham Road  
Poway, CA 92064

Ben's Asphalt Inc.  
2200 S. Yale Street  
Santa Ana, CA 92711

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